

# \$718,000 - 32 Canyoncrest Point W, Lethbridge

MLS® #A2228106

**\$718,000**

3 Bedroom, 3.00 Bathroom, 1,444 sqft

Residential on 0.15 Acres

Paradise Canyon, Lethbridge, Alberta

This is the Paradise Canyon coulee-view bungalow that you have been waiting for!!! Expertly constructed by Signature Homes - the quality and craftsmanship is second to none. Features include an open, sun-filled South facing floor plan, a luxurious primary suite with a 5 piece ensuite and an oversized walk-in closet, maple cabinetry, granite countertops, hardwood floors, main floor office and laundry, a fully developed basement with an enormous family room with a beautiful fireplace, 2 additional bedrooms, a fully finished oversized storage room, high efficiency furnace with central air conditioning, reverse osmosis water system, a fully finished 26 x 24 foot double attached garage, low maintenance landscaping, and a nearly 300 square foot covered deck with stunning views of the coulees. Bungalows like this don't come along very often in the ultra-quiet Paradise Canyon neighbourhood. This one has it all... your dream home awaits!!!

Built in 2005

## Essential Information

MLS® #	A2228106
Price	\$718,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,444
Acres	0.15
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	32 Canyoncrest Point W
Subdivision	Paradise Canyon
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7Y4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Insulated
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Skylight(s), Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Landscaped, Rolling Slope
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 6th, 2025

Days on Market            10

Zoning                        R-L

### **Listing Details**

Listing Office                SUTTON GROUP - LETHBRIDGE

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